

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: Bahia Mar
Dock Renovations
801 Seabreeze Blvd.

Case #: 81-R-02

Date: July 9, 2002

Comments :

1. The engineer shall apply for and obtain a license for construction of the new marina facilities with the Broward County Department of Planning & Environmental Protection.
2. The engineer shall verify what licenses are required by contacting the appropriate authority for environmental licensing at the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers. Permitting of the facilities shall most likely be a combination of FDEP and BCDPEP while any related dredging or surveys required by U.S. Army Corps and FDEP may be additional and permitted separately to the docking facility construction.
3. All live aboard docking facilities shall receive a Marine Sanitation System (sewer pump out facilities) in accordance with Section 8-156 in the event these facilities.
4. The applicant is advised to review all parking for the provided docking and bring it into conformance with Section 47-20.11 geometric parking standards as required by the Zoning Administrator.
5. The engineer is advised to prepare a Pavement Marking and Signage Plan which demonstrates design of site parking and circulation for additional review by the Engineering Department for compliance with FDOT traffic design standards.
6. Please provide a photometric lighting plan for all site parking which conforms with Section 47-20.14 of the City Code of Ordinances.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

7. Please discuss staging and storage and general construction plan for any site work as well as staging, storage of new materials, and disposal plan for all existing dock materials. The plans or associated report(s) should detail the measures to be taken for the protection of waterway and species from turbidity and/or other contamination impacts from the impending construction activities.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Bahia Mar.

Case #: 81-R-02

Date: 7-9-02

Comments:

- 1) The Civil plans must show the required dock fire lines and hose cabinets required by F-20 of the Florida Fire Prevention Code. See 3806 of the SFBC identical for requirements.
- 2) Flow test required.
- 3) NFPA 24 private fire main system is required.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: City of Ft. Lauderdale/Bahia Mar

Case #: 81-R-02

Date: July 9, 2002

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Bahia Mar

Case #: 81-R-02

Date: 7/9/02

Comments:

It appears that for this submittal Landscape and Site Plans need to show compliance with all applicable requirements of Sec. 47-21.9 "Landscape Requirements for Vehicular Use Areas". (Ordinance variance requirements may be applicable).

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Chris Barton
828-5276

Project Name: City of Fort Lauderdale/
Rahn Bahia Mar, Ltd.

Case #: 81 R 02

Date: July 9, 2002

Comments:

This proposal is for the replacement and reconfiguration of the existing marina docks located in the SBMHA District at the Bahia Mar Resort and Yacht Center at 801 Seabreeze Boulevard.

1) As a conditional use, this proposal requires review by the Planning and Zoning Board and City Commission as site plan level IV.

2) Provide narrative outlining compliance with ULDR Section 47-24.3. Provide point by point analysis and response to the specific criteria listed.

3) It is unclear how many slips will be produced by the proposed design. On the Overall Site Plan provide a table indicating the total number of slips for all boating operations and a corresponding table of required and proposed parking for those slips and charter boat operations. It appears as though the proposal for the various revised slip and charter boat operations will require a total of 429 parking spaces.

4) Provide information on which 429 parking spaces to serve the proposed dock plans are to be revised in accordance with current ULDR parking, landscaping and lighting requirements. Should these spaces not be upgraded, a variance as approved by the Board of Adjustment regarding all regulations regarding the design and layout of the required parking spaces must be obtained before preliminary DRC sign off can be approved.

5) Provide a text narrative outlining the anticipated operations, maintenance, servicing and loading of docked boats, security, hours of operation, trash management, et. al. prior to item being placed on the Planning and Zoning Board agenda.

6) Provide text narrative indicating project's compliance (point by point) with the City's Beach Design Guidelines criteria prior to item being placed on a Planning and Zoning Board agenda.

7) Discuss the parking area circulation with Engineering Rep. at the meeting. Discuss stacking, access control, provision for loading/unloading zone, et. al.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

- 8) Applicant must provide documentation from Broward County for Hurricane Evacuation preparedness prior to item being place on the Planning and Zoning Board agenda.
- 9) Discuss if any public metered parking spaces will be eliminated or impacted. Doug Gotshall, Parking Systems Manager, sign-off is required prior to item being placed on the Planning and Zoning Board agenda.
- 10) Strongly recommend presenting project to Central Beach Alliance and neighbors prior to public hearings for public input.
- 11) Provide narrative (point by point) outlining compliance with ULDR Sec., 47-25.3.A, neighborhood compatibility and criteria set forth in the Neighborhood Compatibility and Preservation section. .
- 12) Provide heights and uses for all surrounding uses on area plan within site plan package.
- 13) Response to all comments must be provided within 60 calendar days or project may be subject to additional DRC review.
- 14) Additional comments may be forthcoming at the meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Detective Nate Jackson
(954) 828-6422

Project Name: City of Ft. Lauderdale/Bahia Mar

Case #: 81-R-02

Date: 07/09/02

Comments:

1. Recommend an extension of the existing vertical bar fencing from the Market Deli to the Jungle Queen Office. This extension would be inclusive of an entry/exit gates at the present locations off A1A.
2. Some form of locking device should control the power meters & switches on the docks.
3. How are the 300 plus slips controlled? What method is used to identify each boat owner/captain.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: City of Fort Lauderdale/
Rahn Bahia Mar, Ltd.

Case #: 81-R-02

Date: 7/9/02

Comments:

1. Conditional Use approval requires a site plan level IV review.
2. Provide a text narrative outlining compliance with the City's Beach Design Guidelines, Criteria for a Conditional Use permit pursuant to section 47-24.3 and Neighborhood Compatibility and Preservation pursuant to section 47-25.3 prior to Planning and Zoning Board review.
3. Existing parking for charter operations indicates 191 parking spaces and the proposed with the same number of passengers indicates a reduction to 188 parking spaces.
4. Provide a photometric lighting plan pursuant to section 47-20.14.
5. Board of Adjustment appeal number 02-38 request variances from sections 47-20.14, 47-21.9(A)(1), 47-21.9 (A)(2)(a)&(b), 47-21.9(A)(3), 47-21.9(A)(4)(a)(c)(d)(e), 47-21.9(B)(1) and 47-21.9(C)(1)(a)(b)(c) must be review and approved by the Board of Adjustments prior to final DRC review.
6. Additional comments may be forthcoming at DRC meeting.